



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7249

• House - Lacapelle-Biron •



## DETAILS

**Land surface:** 6970 m<sup>2</sup>

**Number of bedrooms:** 4

**Number of levels:** 1

**Type of heating:** Fuel oil

**Drainage/sewage:** Septic tank

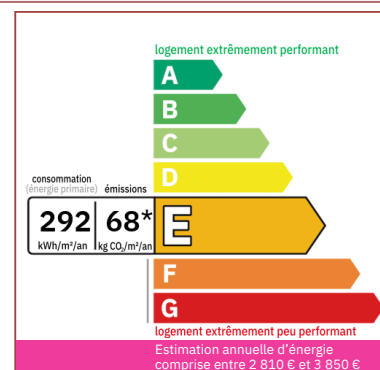
**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Big work

**Fireplace:** Yes open hearth

**Built:** Not specified



In a preserved green setting, less than 10 minutes from shops, not completely isolated, old farmhouse to renovate offering vast development potential thanks to its home and outbuildings.

160 m<sup>2</sup> living

6 970 m<sup>2</sup>

- Villeréal -

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Price fees included

134 000 €

Agency fees: 7,2 % VAT included\*

Price without fees: 125 000 €

\*The agency fees are entirely at the cost of the purchaser





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## • Description ref n°7249 •

Old farmhouse comprising:

- a dwelling house of approximately 160 m<sup>2</sup> offering: on the ground floor: kitchen/dining room (39 m<sup>2</sup>) with fireplace/insert, distribution airlock, living room (30 m<sup>2</sup>), bathroom/shower room (5.8 m<sup>2</sup>), w.c. Upstairs: landing (3.2 and 5.2 m<sup>2</sup>), 4 bedrooms (22; 21.4; 21.7 and 21.5 m<sup>2</sup>), a space with sink and w.c (on landing) On the second floor: accessible by a staircase: attic to be converted (116 m<sup>2</sup> on the ground floor with 3 cross beams at a height of 1.4 m)

Adjoining the kitchen: garage/boiler room (39 m<sup>2</sup>) which can be converted to enlarge the living space or obtain a bedroom on the ground floor)

Oil central heating. Insert. PVC double glazing. Wooden shutters and 2 manual PVC roller shutters.

Outbuildings: Partly barn (approximately 87 m<sup>2</sup> on the ground) which can be converted on 2 levels. In continuity with this barn, stone outbuilding open to the front (51.4 m<sup>2</sup>) with old bread oven and old plum oven. Old pig stables: 3 boxes (approximately 47.6 m<sup>2</sup> in total) A quiet place, not isolated, with open views. Rural and wooded site.

Wooded land of approximately 6900 m<sup>2</sup>, around the bu

